

बैंक ऑफ इंडिया

Bank of India

Relationship beyond banking



BANK OF INDIA

AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT

6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE : 079 - 66122528, 66122530

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) & 6(2), 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described (Movable & Immovable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India. The constructive / physical possession of which has been taken by the Authorized Officer of Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 25.07.2025.

DATE AND TIME OF E-AUCTION : 25.07.2025, 11:00 AM TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH KNOWN ENCUMBRANCES IF ANY

Sr. No.	Name of Borrower / Guarantor & Address & Name of the Branch & Outstanding Dues	Description of Properties	Reserve Price	EMD Price
1	Shri Kishor Bhagvandas Lakhvani, Shri Girdharilal Bhagvandas Lakhvani, Smt. Laxmiben Bhagvandas Lakhvani & Shri Bhagvandas Jamatalal Lakhvani To repay the amount mentioned in the notices being Rs. 77,56,097.78 and further interest & expenses thereon. Authorised Officer: Mr. Rahul Jindal Station Road Branch, Ahmedabad. Mob. : 7004933525	All the piece and parcel of immovable property owned by Shri Kishor Bhagvandas Lakhvani being situated at Tenament No.58 admeasuring about 300 Sq. yards, i.e. 250.83 Sq. Mtrs. Plot area and 331.52 Sq. mtrs construction thereon in a scheme known as "Chandrama Co. op. Housing Society Ltd." Scheme constructed on Non agriculture land bearing Survey/block No. 156 + 155K paiki, Final Plot No.61, T.P. scheme No.97 situated, lying and being at mouje-Naroda, Taluka Asarva Dist Ahmedabad & Registration Sub- District Ahmedabad-6 (Naroda). Boundaries of Property: East : Tenament No.57, West : Society Road, North : Tenament No.59/1,59/2,59/3, South : Society Road. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201790200000033, Bank of India, Station Road Branch, Ahmedabad. IFSC Code : BKID0002017	Rs. 93,16,000/-	Rs. 9,31,600/-
2	Mr. Brijesh Hanumanprasad Kanodia and Mrs. Usha Narayan Dutt Bhatt To repay the amount mentioned in the notices being Rs. 33,52,211.79 and further interest & expenses thereon. Authorised Officer: Mrs. Nikki Tyagi Bopal Branch, Ahmedabad. Mob. : 9724088780	Equitable Mortgage of Flat No.C-402 , Block No.C, 4th floor, Admeasuring about 211 Sq. Yards i.e. 176.41 Sq. Mtrs. In the scheme Shree Tirthraj Cooperative Housing Society Limited as a scheme known as " SUNCITY SECTOR-1 ", a scheme on surevy / block No.429,430 paiki 437 paiki 438 & 439 situated lying and being mouje Bopal Taluka Dascoli in the registration district of Ahmedabad & Sub District of Ahmedabad-9 (Bopal) . Owned by Mr. Brijesh Hanumanprasad Kanodia and Mrs. Usha Narayan Dutt Bhatt. Boundaries of Property: East : Flat No.401, West : Open Space & Internal Road, North : Flat No.403 & 404, South : Open Space & Sector-3. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 204290200000033, Bank of India, Bopal Branch, Ahmedabad. IFSC Code : BKID0002042	Rs. 72,87,000/-	Rs. 7,28,700/-
3	Mr. Bhavinkumar Rameshchandra Soni and Mrs. Nikita Bhavin Soni To repay the amount mentioned in the notices being Rs. 51,94,078.97/- and further interest & expenses thereon. Authorised Officer: Mrs. Chetna S.G. Highway Branch, Ahmedabad. Mob. : 8302955518	All that piece or parcel of immovable property owned by Shri Bhavinkumar Rameshchandra Soni being Flat No. A-103 on 1st floor (As per plan on Ground Floor) in Block A, admeasuring 190 sq yards i.e. 158.86 Sq. mtrs Super Built up area along with right of undivided share of land admeasuring 66 sq. yards i.e. 55.18 Sq. mtrs in the scheme known as ALOK RESIDENCY situated on land admeasuring 3581 sq. mtrs of residential purpose & commercial purpose of Final plot No.92 of T.P.S. No.66 in lieu of survey No.166 admeasuring 5969 sq. mtrs at mouje-Ranip, Taluka-Sabarmati, Dist Ahmedabad and Sub District Ahmedabad-2 (Vadaj). Boundaries of Property: East : Margin, West : Stair, North : T.P. Road, South : Flat No.A-104. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 204090200000033, Bank of India, S.G.Highway Branch, Ahmedabad. IFSC Code : BKID0002040	Rs. 59,44,000/-	Rs. 5,94,400/-
4	M/s. Latest Creation Pvt. Ltd. - Directors: Mr. Pradipkumar Gangabisan Periwal & Mr. Rajkumar Gangabhishan Periwal and Guarantors Mr. Pradipkumar Gangabhishan Periwal, Mr. Krishnakumar Gangabhishan Periwal & Mr. Rajkumar Gangabishan Periwal To repay the amount mentioned in the notices being Rs. 27.96,380.49 and further interest & expenses thereon. Authorised Officer: Mr. Premchand Ahmedabad Main Branch, Ahmedabad. Mob. : 8308258200	EOM of All that piece or parcel of freehold Immovable commercial property being shop No. G-33 on 1st floor, Block C/1 admeasuring 511 Sq. Ft. in the scheme known as " The Ahmedabad Madhavpura Market Shops and warehouses co. op. Soc. Ltd. " Which is famously known as " Madhavpura Market " together with proportionate undivided ownership rights title and interest in land and common plot and together with all the rights to use common areas, passages, amenities and facilities along with undivided ownership rights, title and interest in land of scheme known as "Madhavpura Market" constructed on Non-Agricultural land bearing TP scheme No.14, FP No.103 situate, being and lying at mouje village: Dariyapur-kazipur Taluka city now Taluka Asarwa in the district Ahmedabad-6 (Naroda) in the state of Gujarat owned by Mr. Rajkumar Gangabishan Periwal which is Bounded as under per sale Deed:- On or Towards North: Unit No. G-32, On or towards South: Unit No. G-34, On or towards East: Road of the Society, On or towards West: Passage (After Passage Unit No. H31) (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad, IFSC Code : BKID0002000	Rs. 34,96,000/-	Rs. 3,49,600/-
5	Mr. Ronak Pareshbhai Shah & Mrs. Meghna Shah To repay the amount mentioned in the notices being Rs. 24,19,715.78/- and further interest & expenses thereon. Authorised Officer: Mrs. Alka Uniyal Khanpur Branch, Ahmedabad. Mob. : 8306425333	Flat No.501 , 5th floor, Ajod Residency " Shri Sarvoday Co. Op. Housing Society Ltd " Plot No.2, Near Agam Residency, Survey No.191/10 Plot No.2, TP Scheme No.23, Final Plot No.568 Mouje: Acher, Ta. City, Dist. Ahmedabad. Owned by: Ronak Pareshbhai Shah & Mrs. Meghna Shah. Boundaries of the Property: East : Flat No.502, West : Margin Space, North : Sanidhya Flats, South : Bunglow No.3. (Property is under Symbolic Possession) Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 203090200000033, Bank of India, Khanpur Branch, Ahmedabad, IFSC Code : BKID0002030	Rs. 23,49,000/-	Rs. 2,34,900/-
6	Mrs. Meerakanwar Narpatsingh Parmar and Mr. Narpatsingh Lakhmansingh Parmar To repay the amount mentioned in the notices being Rs. 26,78,833.33/- and further interest & expenses thereon. Authorised Officer: Mr. Premchand Ahmedabad Main Branch, Ahmedabad. Mob. : 8308258200	All that piece and parcel of immovable residential property of Mrs. Meerakanwar Narpatsingh Parmar and Mr. Narpatsingh Lakhmansingh Parmar situated on Municipal Se. No. 1327/A/2 having Ward No. Kalupur - 1 situated at Survey No. 1032 admeasuring 10-03-36 and 10302 paikae admeasuring 12-54-19 Sq. Mtrs paikae undivided share of land at Kanaji Diwan No Khancho, Raja Mhetani Pole, Kalupur , within limit of Registration District Ahmedabad and Sub-District Ahmedabad -1 (City): Boundaries: East : Property of Survey No. 1029, West : Property of Survey No. 1031, North : Property of Survey No. 1028, South : Property of Survey No. 1033. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad, IFSC Code : BKID0002000	Rs. 19,20,000/-	Rs. 1,92,000/-
7	Shri. Hiteshkumar Bharatbhai Goraiya, To repay the amount mentioned in the notices being Rs. 25,25,649.31/- and further interest & expenses thereon. Authorised Officer: Mr. Nirajkumar Vasna Branch, Ahmedabad. Mob. : 6358844163	All that piece and parcel of the immovable property being Flat No I-303 , 3rd floor in Block No I admeasuring about 58.62 sq.mtrs Builtup area and undivided share in land admeasuring about 22,082 Sq.mtrs in Scheme known as " Samor Residency " on Non Agricultural land bearing Amalgamated Survey No 411/1 admeasuring about 9105 Sq.mtrs (Survey No. 411/1 admeasuring about 1821 Sq. Mtrs survey No 413/2 admeasuring about 1113 sq.mtrs survey No 412 admeasuring about 6171 Sq.mtrs) included in T.P.S No 79 allotted Final Plot No 61/3 admeasuring about 5463 Sq. Mtrs lying and being at Village Vatva Taluka Vatva, within registration District & Sub District of Ahmedabad-11 (Aslali) and the same is bounded as under: On the North by : Society common wall, On the South by : stair of block No I, On the East by : Flat No J-302, On the West by : Flat No I-304. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 204790200000033, Bank of India, Vasna Branch, Ahmedabad. IFSC Code : BKID0002047	Rs. 16,12,000/-	Rs. 1,61,200/-
8	Smt. Vandnaben Anilkumar Jaiswar and Anilkumar Bodhairam Jaiswar To repay the amount mentioned in the notices being Rs. 15,33,781.96/- and further interest & expenses thereon. Authorised Officer: Mr. Jayraj Bharat Raiyrela Utkanteshwar Mahadev Branch, Ahmedabad. Mob. : 9784400640	House No.134 Umang homes Opp. Hasnmukh Goswami Engineering College Vehval Dist Ahmedabad 382350 Owned by Smt. Vandana Anilkumar.Jaiswar & Mr. Anilkumar Bodhairam Jaiswar. Boundaries of Property: East : Row House No.136, West : 4 mtrs Road, North : Row House No.135, South : Row House No.133. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 204790200000033, Bank of India, Utkanteshwar Mahadev Branch, Ahmedabad, IFSC Code : BKID0002074	Rs. 12,33,000/-	Rs. 1,23,300/-
9	Shri Tarkeshwarprasad Rambelas Gond, Mr. Dilipkumar Gond & Mrs. Vimla Gond To repay the amount mentioned in the notices being Rs. 8,97,078.24/- and further interest & expenses thereon. Authorised Officer: Mrs. Sunita Kumari Narol Branch, Ahmedabad. Mob. : 9955566775	All that part and parcel of freehold the property being Flat No.H/603 , 6th floor, carpet area admeasuring 33.68 sq. yards i.e. 28.16 sq. mtrs scheme Rashmi Vihar of M/s. Rashmi developers, a partnership firm and undivided proportionate share along with common amenities admeasuring 14.07 sq. mtrs. to be constructed situated and lying on freehold non-agriculture land admeasuring 16755 sq. mtrs of revenue survey No. 386 (admeasuring 405 sq. mtrs) 387/2 (admeasuring 8498 sq. mtrs.), 1524 (admeasuring 18616 sq. mtrs.) and 1525 (admeasuring 405 sq. mtrs.) mouje Vatva, Taluka Vatva, District of Ahmedabad and registration sub district of Ahmedabad-11 (Aslali) within the state of Gujarat. Owned by Tarkeshwarprasad Rambelas Gond. Boundaries of Property: East : Block No. G, West : Flat No. H/604, North : Flat No. H/602, South : Open Land. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201290200000033, Bank of India, Narol Branch, Ahmedabad. IFSC Code : BKID0002012	Rs. 12,32,000/-	Rs. 1,23,200/-
10	Smt. Brinda Chintan Mehta To repay the amount mentioned in the notices being Rs. 12,31,793/- and further interest & expenses thereon. Authorised Officer: Mr. Nirajkumar Vasna Branch, Ahmedabad. Mob. : 6358844163	All that piece and parcel of the immovable property being Flat No C-504 , 5th floor in Block C admeasuring 57.69 sq.mtrs (super built up area) and share in undivided land admeasuring 18.70 sq.mtrs in the scheme known as " SHRINATH RESIDENCY " situated on the non-agricultural land admeasuring about 12374 sq.mtrs bearing consolidated Survey No 569/1 + 2,571,572,573/1, T.P. Scheme No 58 & Final Plot No 53, 54 and 60 paiki 8322 Sq. Mtrs and 55/1 paiki 771 sq. mtrs (total 9093 sq.mtrs) situate lying and being at Mouje Vatva Taluka- Dascoli, within registration District of Ahmedabad & registration sub District of Ahmedabad-11 (Aslali) and the same is bounded as under: On the North by : Common Road, On the South by : Flat No C/503, On the East by : Common Road, On the West by : Passage & Flat No C/503. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 204790200000033, Bank of India, Vasna Branch, Ahmedabad. IFSC Code : BKID0002047	Rs. 10,35,000/-	Rs. 1,03,500/-
11	Mr. Rashmikan A. Patadiya To repay the amount mentioned in the notices being Rs. 16,73,757.61/- and further interest & expenses thereon. Authorised Officer: Mr. Rahul Jindal Mahijada Branch, Ahmedabad. Mob. : 7359707029	All that piece and parcel of immovable property i.e. Flat No. P/404 in Block No. P.admeasuring 38.34 sq. mtrs Built up area i.e. 60.20 sq mtrs Super Built up area and undivided share in land of the society admeasuring 19.01 sq mtrs in the scheme known as " Paradise Park " lying and situated on the non-agricultural land bearing revenue survey No.73/2 (New Survey No. 73/2/3 admeasuring 34055 sq. mtrs. In to divided in 2 parts 1.73/2/3/A and 73/2/3/B and said property constructed on Survey No.73/2/3/B admeasuring 15570 sq. mtrs) allotted T.P.S. No. 73 of final Plot No.38/2/2, Sub Plot No.1 admeasuring 7893.86 sq. mtrs. Situated at Mouje - Vinzol, Taluka- Vatva within registration District and Sub District of Ahmedabad-11 (Aslali) . Owned by: Rashmikan A. Patadia. Boundaries of the Property: East : Flat No. Q-403, West : Flat No. P-403, North : Internal Road, South : Lift. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 210790200000033, Bank of India, Mahijada Branch, Ahmedabad. IFSC Code : BKID0002107	Rs. 9,69,000/-	Rs. 96,900/-
12	Mr. Anil Ganga Shah & Mr. Ram Prakash Krishnpal Oza (Guarantor) To repay the amount mentioned in the notices being Rs. 32,97,280.77/- and further interest & expenses thereon. Authorised Officer: Mrs. Sunita Kumari Isanpur Branch, Ahmedabad. Mob. : 9896175094	All that part and parcel of Equitable mortgage of Immovable property situated as under: Mortgage on immovable property all that piece and parcel of immovable property being Flat No. C-1/11 , in block C-1, admeasuring 58.52 Sq. mtrs super built up area to use common areas, passage, amenities and facilities along with proportionate undivided ownership rights title and interest in land admeasuring 22.40 Sq. mtrs, in scheme known as Maruti Residency constructed on the land of mouje Gam Vatva Sim Survey No.1078 admeasuring 056-66 Hect., Town Planning Scheme No.86, Final Plot No.38 admeasuring 3400 Sq. Mtrs, situate, being and lying at Mouje Vatva taluka Dascoli in the registration district Ahmedabad and sub district Ahmedabad-11 (Aslali) . Owned by Mr. Anil Ganga Shah. Boundaries of Property: East : Block D-1, West : Adjoining Flat No.C-1/12, North : Adjoining Flat No. C-1/10, South : Adjoining Common Plot. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 207590200000033, Bank of India, Isanpur Branch, Ahmedabad. IFSC Code : BKID0002075	Rs. 6,56,000/-	Rs. 65,600/-
13	Mr. Jaykumar Harjibhai Patel To repay the amount mentioned in the notices being Rs. 10,86,063.42/- and further interest & expenses thereon. Authorised Officer: Mrs. Sunita Kumari Isanpur Branch, Ahmedabad. Mob. : 9896175094	All that part and parcel of the immovable property Consisting of Flat No. G/214 , Second floor, Umang Narol-1, G.E.B Office, Narol, Ahmedabad. bearing Survey No-153/1. T.P.S.No – 60 (South Narol 2), Final Plot No. 69 being and lying at mouje: Narol, Taluka - Maninagar, Dist and Sub Dist. - Ahmedabad - 5 . Admeasuring about: 27.59sq.mtr. Owned by Mr. Jaykumar Harjibhai Patel. Boundaries of Property: East: Flat No. G/222, West: Flat No. G/212, North : Flat No. G/215, South: Flat No. G/225. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 207590200000033, Bank of India, Isanpur Branch, Ahmedabad. IFSC Code : BKID0002075	Rs. 4,16,000/-	Rs. 41,600/-

Inspection Date & Time for Above Mention Properties For Sr. No. 1 to 6: Dt. 14.07.2025 & Sr. No. 7 to 13: Dt. 15.07.2025 during 12.00 Noon to 03.00 PM.

14	M/s. Ankita Industries (Proprietor Late Jagdishkumar Naranbhai Patel), Mrs. Daxaben Patel (Spouse & Legal Heir of Late Jagdishkumar Naranbhai Patel), Mr. Dipak Patel (Son & Legal Heir of Late Jagdishkumar Naranbhai Patel), Mrs. Rachana Patel (Daughter in Law of Late Jagdishkumar Naranbhai Patel) To repay the amount mentioned in the notices being Rs. 3.80,25,478.24/- and further interest & expenses thereon. Authorised Officer : Mr. Santosh Kumar, Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473	Industrial Plot/Shed No.102 , Mother Industrial Park, Plot admeasuring about 409.17 sq. mtrs. And proportionate share in common plot, Road, etc. admeasuring about 138.23 sq. mtrs. Aggregating total plot area admeasuring about 547.40 sq. mtrs. i.e. 655 sq. yards along with construction on Ground floor and first floor admeasuring about 812.42 sq. Mtrs. Situated on Non-Agricultural land bearing New Block / Survey No. 494 (Old Survey No.525 + 528) of Mouje Village Kadadara, Taluka Gandhinagar , in the registration District and sub district Gandhinagar owned by Late Jagdishkumar Naranbhai Patel and is bounded as under: East by : Plot No.95, West by : 9 Meters Road, North by : Plot No.101, South by : Plot No.103 (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054	Rs. 1,15,49,000/-	Rs. 11,54,900/-
15	M/s. Aquasoft Beverages, Partner: Mr. Nimeshkumar Jayantibhai Patel, Partner: Mrs. Neshmben Nimeshkumar Patel, Guarantor: Mr. Atulbhai Jayantibhai Patel, Guarantor: Mr. Jayantibhai Ambalal Patel,</			